

ORDINANCE NO. 17-44

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.8 ACRES LOCATED SOUTHEAST OF SOUTH INSTITUTE STREET AND EAST MORENO AVENUE AT 917 EAST MORENO AVENUE FROM R2 (TWO-FAMILY RESIDENTIAL) TO PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 2.8 acres located southeast of South Institute Street and East Moreno Avenue at 917 East Moreno Avenue as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from R2 (Two-Family Residential) to PBC/CR (Planned Business Center with Conditions of Record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following condition of record:

The following uses are **permitted**:

1. Multi-family dwelling
2. Financial Services
3. General Offices
4. Medical Offices
5. Business Office Support Services
6. Business Park
7. Commercial Center
8. Communication Services
9. Consumer Repair Service

10. General Food Services
11. Specialty Food Sales
12. Mixes Commercial-Residential
13. Mixed Office-Residential
14. Personal Improvement Services
15. Indoor Entertainment
16. Indoor Sports and Recreation
17. Quick Serve Restaurant
18. Retail General
19. Neighborhood Serving Retail
20. Community Gardens
21. Cultural Services
22. Daycare Services
23. Public Assembly
24. Religions Institution
25. Semipublic Community Recreation
26. Commercial Greenhouse

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.


Introduced, read, passed on first reading and ordered published this 23rd
day of May 2017.

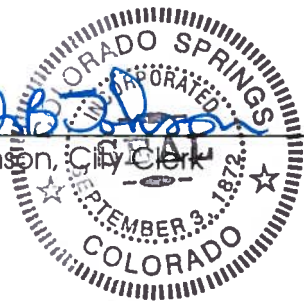
Finally passed: June 13th, 2017



Council President

ATTEST:


Sarah B. Johnson, City Clerk



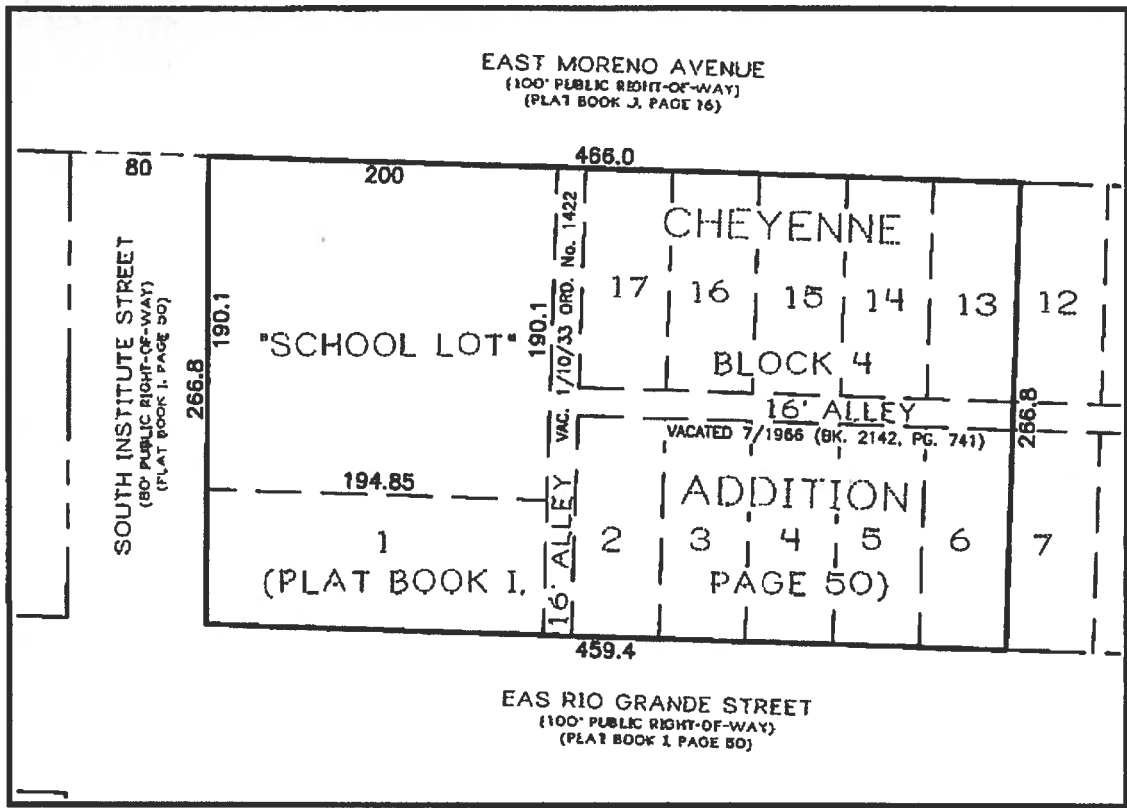
Legal Description – Helen Hunt Non-Profit Campus

Lots 1-6, inclusive, and Lots 13-17, inclusive, together with the North and South alley extending through Block 4 and the East West 16 foot alley lying immediately north of and adjacent to Lots 2, 3, 4, 5 and 6 in Block 4, Cheyenne Addition To The City of Colorado Springs, County of El Paso, State of Colorado.

Together with a parcel of land in the Northwest Quarter of Section 20, Township 14 South, Range 66 West of the 6th Principal Meridian described as follows:


Beginning at a point on the south line of Moreno Avenue produced, eighty (80) feet east of the northeast corner of Block number six (6) in Hillside Addition To Colorado Springs, and running thence east along said south line of Moreno avenue, produced, two hundred (200) feet; thence southerly at right angles to said avenue, one hundred and ninety (190) feet; thence westerly, parallel to said south line of avenue, one hundred and ninety four and eighty-five hundredths (194.85) feet; then northerly parallel to west line of Institute Street, one hundred and ninety and one tenth (190.1) feet to point of beginning, in the County of El Paso, State of Colorado.


Containing a calculated area of 123,370 square feet (2.8322 acres), more or less.



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.8 ACRES LOCATED SOUTHEAST OF SOUTH INSTITUTE STREET AND EAST MORENO AVENUE AT 917 EAST MORENO AVENUE FROM R2 (TWO-FAMILY RESIDENTIAL) TO PBC/CR (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 23rd, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of June, 2017, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 13th day of June, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: May 26th, 2017
2nd Publication Date: June 16th, 2017

Effective Date: June 21st, 2017

Initial: SBS
City Clerk